

Montecillo Unit 11 Replat A

City of El Paso — City Plan Commission — 9/20/2018

SUSC18-00010 — Resubdivision Combination **REVISED**



STAFF CONTACT: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

PROPERTY OWNER: EPT Monticello 1-10 Development, LLC and EPT Mesa Development, LP

REPRESENTATIVE: EPT Land Communities

LOCATION: North of I-10 & West of Montecillo, District 8

ACREAGE: 17.24

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Pending Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 17.24 acres of land into 18 mixed use lots, and one 2.59 acre pond as part of a smart code development. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. The purpose of the replat is to create three additional lots, create additional utility easements, and vacate an easement across a portion of Block 43. Access to the subdivision will be provided via Suncrest and Vin Rambla.

SUMMARY OF RECOMMENDATION: Planning staff recommends **PENDING APPROVAL** of Montecillo Unit 11 Replat A on a resubdivision combination basis. ~~as staff waits for the applicant to bring the proposed plat into conformance with the regulating plan.~~



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable)

GOAL 2.1	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.1.9: Development is strongly discouraged within critical arroyos.	Yes, the proposed subdivision will not be located within any critical arroyos.
2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, this proposed development will contribute to a variety of smart code zoned uses.

NEIGHBORHOOD CHARACTER: Subject property is zoned Smart Code and is currently vacant. Properties adjacent to the subject property are also zoned Smart Code. The nearest school is Johnson Elementary School (0.71 miles). The nearest park is a Promontary Area located within the Montecillo development (.13 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Staff has no additional comments.

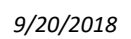
PLAT EXPIRATION:

This application will expire on **September 20, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

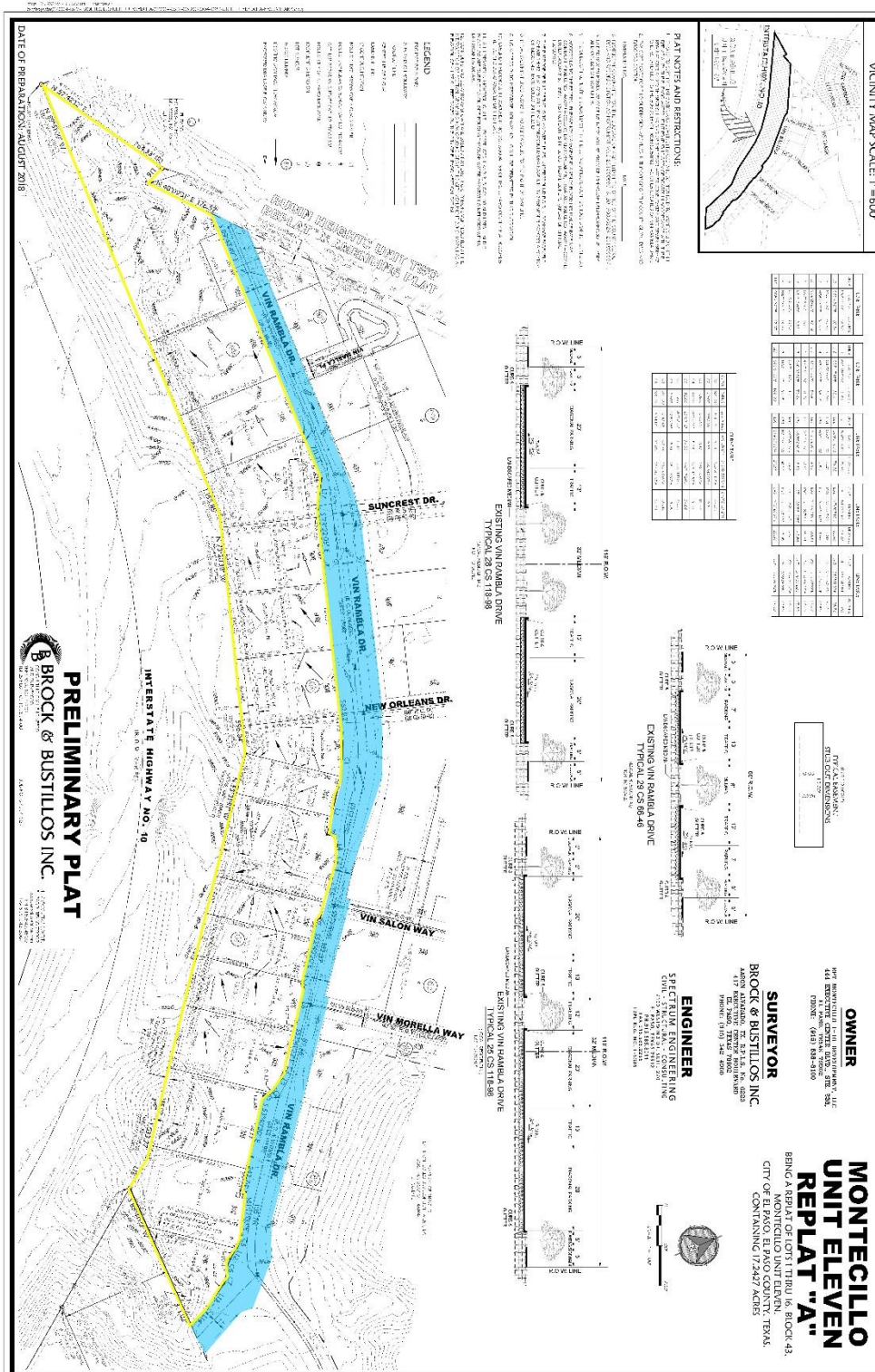
ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

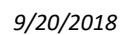
Montecillo Unit 11 Replat A



ATTACHMENT 2



9/20/2018



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 08/31/18

FILE NO. SUSC18-00010

SUBDIVISION NAME: Montecillo Unit Eleven Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Lots 1-16, Block 43, Montecillo Unit Eleven

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>2.5979</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Commercial/Retail</u>	<u>14.6448</u>	<u>18</u>
School	_____	_____	Total No. Sites	_____	<u>19</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>17.2427</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? SCZ Proposed zoning? SCZ

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Storm Drainage

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record EPT Montello I-10 Development, LLC 444 Executive 79902
(Name & Address) (Zip) (Phone)
13. Owner of record EPT Mesa Development, LP 444 Executive 79902 (915) 667-1800
(Name & Address) (Zip) (Phone)
14. Developer EPT Land Communities 444 Executive Center Blvd. 79902 (915) 818-8100
(Name & Address) (Zip) (Phone)
15. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd. 79902 (915) 542-4900
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE:

R. Aguilar by (AR)

REPRESENTATIVE:

David Bogan

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
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ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LONG RANGE

~~The Long Range Planning section has reviewed the plat has no objection. The applicant should review the following informational comments:~~

- ~~1. A revised Preliminary Building Scale Plan for the area of this plat was approved on April 11, 2017.~~
- ~~2. Clarify the boundaries of the access easement located on Lots 6 & 7, Block 43.~~
- ~~3. The Final Building Scale Plan for Lots 5 & 6, Block 43 (PLBS18-00002), approved by the Consolidated Review Committee on August 2, 2018, illustrates a 10 foot wide public access easement on Lot 6 – this easement should be depicted on, and dedicated through, this plat.~~

The Long Range Planning section provides no opposition. A revised Preliminary Building Scale Plan for the area of this plat was approved on April 11, 2017.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. On the Preliminary Plat & Final Plat, the FEMA FIRM panel number is not complete. The subdivision is located between the two following panel numbers: 480214-0032C & 480214-0027D. The last panel number is missing, please provide it.
2. Provide improvement plans for the pond. As per section Code 19.08.010, section D, each proposed phase of development shall have a complete drainage system.
3. Provide security bond for this proposed subdivision. Existing bond may need to be split for each subdivided plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have reviewed **Montecillo Unit Eleven Replat "A"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the "**Montecillo Development Regulating Plan**" therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**,

however, applicant needs to comply/conform with the following Title 21 Smart Code Zoning requirements:

1. Development needs to comply with latest amended / adjusted / approved Regulating Plan and approved Building Scale Plan.
2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.
4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

Nearest Park: **Promontory Area at Montecillo - Park Zone: NW-2**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

EL PASO WATER STORMWATER ENGINEERING

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.
2. On the Preliminary Plat & Final Plat, the FEMA FIRM panel number is not complete. The subdivision is located between the two following panel numbers: 480214-0032C & 480214-0027D. The last panel number is missing, please provide it.
3. The easement vacation it is not clear on the plans. They can specify the width of the easement to be vacated and include a note on the easement that will be platted. Maybe it will be more understandable. Also, on the easement that will be only for stormwater, please label them as 20' Drainage Easement

EL PASO WATER ENGINEERING:

We have reviewed the subdivision referenced above and provide the following comments:

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main along Vin Rambla Drive. This main is available for main extensions to provide service to the proposed development.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer along Vin Rambla Drive. This main is available for service.

General:

Water main extensions are anticipated within the proposed PSB Easements. These water mains will be available for permanent service at for EPWater-PSB issues a letter of Final Acceptance of the facilities.

EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure, parking stalls, oil/diesel tanks or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Owner shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to

the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CENTRAL APPRAISAL DISTRICT:

No objections.